

**INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM**

Property/District Name: Higgins-Bennett House Survey Number: F-5-85

Project: New Market Loop 230 kV Transmission Line Agency: DNR/PSC

Site visit by MHT Staff: X no yes Name Date

Eligibility recommended X Eligibility **not** recommended

Criteria: A B XC D Considerations: A B C D E F G None

Justification for decision: (Use continuation sheet if necessary and attach map)

Based on the available information, the Higgins-Bennett House, located at 12421 Lime Plant Road in southeastern Frederick County, is eligible for the Maryland Register of Historic Properties. The two-story stone farmhouse was constructed in two sections: c. 1790s and c. 1807-1816. Also on the property are a 1790-1800 stone smokehouse and an early 20th century barn constructed on an early 19th century foundation. The property is significant under Criterion C for architectural significance. The house embodies two distinct periods of construction which can be seen, in particular, in the interior trim, finishes and hardware.

In addition to being individually eligible, the property is located in an area which retains numerous historic farmsteads within a largely unaltered setting and which may constitute an historic district.

Documentation on the property/district is presented in: Project File, Maryland Inventory

Form F-5-85, Historic Evaluation Report: New Market Loop 230 kV Transmission Line

Prepared by: Christine Davis Consultants (report); Janet Davis (1994 form)

Elizabeth Hannold 1/22/97
Reviewer, Office of Preservation Services Date

NR program concurrence: X yes no not applicable

Peter E. Kuntze 2/6/97
Reviewer, NR program Date

Carol

F-5-85
Higgins-Bennett House
New Market vicinity
Private

Ca. 1790-1800; 1807-1816

The Higgins-Bennett House is a two-story, two-section stone house built in the last decade of the 18th century and about the first decade of the 19th century. Associated with it are a two-level stone smokehouse of about 1800 and a stone and frame bank barn, the foundation of which may also date from 1800. The barn has a late 19th century upper structure. The dwelling's earlier section has a three-bay elevation adjoined by the two-bay later section. Each has an entrance and a modern shed porch covers the center bays. On the west end of the house is a 1-1/2 story stone summer kitchen. The interior of the house has three main rooms on the first story with two simple mantelpieces dating from about 1790 in the earlier section. Paneled cupboards flank the openings and enclosed winding staircases are located in each room. Much of the original hardware, chair rails, baseboards, flooring, and other interior finishes are still in place or have been reproduced in similar materials. On the second story of the earlier section are two rooms with exposed beamed ceilings which have apparently original paint, one of which is grained to imitate smoked wood. The house's original owner/builder is unknown, but in 1807, the property was purchased by Rev. James L. Higgins, a Methodist Protestant minister who founded New Market M. P. Church. Higgins probably expanded the house with the two-bay addition and 1-1/2 story kitchen wing on the west side of the original structure. The mantelpiece in the two-bay section, now the kitchen, has the typical molded design of the second decade of the 19th century. In 1837, the farm was bought by Perry Bennett, whose family retained ownership until the 1880's.

F-5-85
Higgins-Bennett House
New Market
Frederick County

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont
(Harford, Baltimore, Carroll, Frederick, Howard, Montgomery
Counties, and Baltimore City)

Chronological/Development Period:
Rural Agrarian Intensification, A.D. 1680-1815
Agricultural-Industrial Transition, A.D. 1815-1870
Industrial/Urban Dominance, 1870-1930 A.D.

Prehistoric/Historic Period Themes:
Architecture, Landscape Architecture, Community Planning

Resource Types:

Category: Building

Historic Environment: Rural

Historic Function & Use:
Domestic/single dwelling/residence
Domestic/secondary structure/smokehouse
Agriculture/subsistence/animal facility/barn
Agriculture/subsistence/storage/granary

Known Design Source: None

Maryland Historical Trust State Historic Sites Inventory Form

Magi No.

DOE ☐ yes ☒ no

1. Name (indicate preferred name)

historic Higgins-Bennett House

and/or common

2. Location

street & number 12421 Lime Plant Road ☐ not for publicationcity, town New Market ☒ vicinity of congressional district 6th

state Maryland county Frederick

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Robert A. and Margaret A. Ellis

street & number 12421 Lime Plant Road telephone no.:

city, town New Market state and zip code MD 21774

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 987

street & number 100 W. Patrick Street folio 649

city, town Frederick state MD 21701

6. Representation in Existing Historical Surveys

title MHT Inventory of Historic Sites F-258

date 1970 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Md. SHPO

city, town Crownsville state MD

7. Description

Survey No. F-5-85

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

CONTRIBUTING RESOURCE COUNT: 4

The Higgins-Bennett House is a two-story stone dwelling built in two stages beginning about 1790 and the second in about 1807-1816 with an attached stone 1-1/2 story summer kitchen. The house is located on the south side of Lime Plant Road about 3500 feet west of the intersection of Detrick Road near New Market, Frederick County, Maryland. The dwelling is the center of a small farmstead complex consisting of a two-story stone smokehouse adjacent to the house and a frame and stone bank barn dated about 1880 and two cylindrical corrugated metal granaries of the 1920's located on the north side of the public road. A non-contributing garage on the north side and a storage shed on the south side of the road are also on the property. The current principal use of the farmstead is as a private residence. Dates of the buildings are based on architectural evidence, land records, historical maps, and a 1966 map and annotations prepared by Hanford Hopkins in the Historical Society of Frederick County.

The dwelling's north elevation has five bays with the clearly visible sections demarcated by a joint line separating the three-bay earlier section from the two-bay addition on the west gable end. A modern one-story shed porch with a flagstone deck extends across the facade, covering all bays except the easternmost. The fieldstone is darker and the general size of the stones is smaller in the eastern section and large stones forming rough quoins emphasize the joint line. The roof is composition shingles and interior end chimneys are at the end walls of the original section and of the addition and the 1-1/2 story kitchen addition on the west. Entrances are located in the center bay of north elevation in the circa 1790 section and in the eastern bay of the addition. Windows are 6/6 replacement sash except on the first story which has 9/6 sash. The doors are glass paneled replacements. Above the doorway in the addition is a stone shaped to resemble a voussoir. A single low 6/6 window is in the 1-1/2 story kitchen wing.

On the south elevation, the bay arrangement is the same as the north elevation, but a modern open deck with a railing extends across the bays. The doorways have transoms of four lights in the eastern section and three lights in the western addition. Narrow flat stones form the lintels in the circa 1790 section and shaped voussoirs are in the addition. A single doorway opens from the kitchen wing. A window on the second story of the 1790's section was converted to a door in the mid-20th century to facilitate furniture moving. At the exposed cellar level are three doorways with vertical board doors. At the gable ends are 2/2 attic windows flanking the interior chimneys. The two-story stone smokehouse is built about five feet from the east gable end with its upper level door in the west elevation. No access from the ground is currently present, but a wood stairway of functional design was probably used in the 19th century. A fieldstone platform fills in the space between the dwelling's east wall and the smokehouse and was probably the base of the stairway. The smokehouse has a second vertical board door on the south elevation at the lower level and a small smoke vent in the east gable end from the lower level. The roof of the smokehouse is composition shingles.

8. Significance

Survey No. F-5-85

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates C. 1790-1816 **Builder/Architect**

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Higgins-Bennett House is moderately significant for the architecture and interior trim of the two sections of the dwelling, dating from about the 1790's and the period about 1807-1816. The two sections are clearly defined by a visible joint line on both the north and south elevations. Near the house is a two-level stone smokehouse which retains its original circa 1790-1800 appearance. Although remodeling has taken place in the past 20 to 25 years, much of the interior finishes, mantelpieces, chair rails, flooring, and hardware remains intact. Of particular importance are two painted beamed ceilings on the second floor of the 1790's section which may date from the period 1790-1800. The frame and stone bank barn on the north side of Lime Plant Road is moderately significant for the mostly altered stone-walled stall level, the upper frame section being of the late 19th century. The builder of the house in the late 18th century is not clear from available documentary evidence, but it may have been part of the John James tract, one of the earliest in the New Market Region, having been granted to James in the 1740's. In 1807, James sold part of the original tract to James L. Higgins, a Methodist minister who was the founder of the New Market Methodist Protestant Church. He was probably responsible for the two-bay addition to the original house. The house does not appear on the 1808 Charles Varle map, but this map shows principally large plantation houses, inns, taverns, mills, and other industries. The 1858 Bond and 1873 Titus Atlas maps show the house during the approximately 50-year ownership of Perry Bennett and his heirs.

Hanford Hopkins' map of 1966 with annotations identified the house as having been built in 1816, but its interior features are of the last quarter of the 18th century. Hopkins also described the family cemetery which was located on the north side of the road in which Rev. James L. Higgins and his first wife Sophia were buried. The graves were removed by Dr. Hopkins to the Central Church cemetery. Higgins' second wife was Harriet Dorsey, the widow of Basil Dorsey, Jr. She was buried in the Dorsey family cemetery at her death, although her gravestone is now also at Central Church cemetery.

9. Major Bibliographical References

Survey No. F-5-85

Bond, Isaac. Map of Frederick County, 1858
Hopkins, Hanford W. Map of Part of the Northeastern Section of Frederick County,
Maryland, 1966.
Land Records of Frederick County
Titus, C.O. Atlas of Frederick County, 1873.

10. Geographical Data

Acreage of nominated property 10 acresQuadrangle name Libertytown, Md.Quadrangle scale 1:24000UTM References do NOT complete UTM references

A

Zone	Easting								

B

Zone	Easting								

C

D

E

F

G

H

Verbal boundary description and justification

Approximately 10 acres centered on the dwelling on Tax Map 70, Parcel 7.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Janet L. Davis, Historic Sites Surveyororganization Frederick County Planning & Zoning Dept. date May 1994street & number 12 E. Church Street telephone 696-2958city or town Frederick state MD 21701

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MAILED
1 JUN 1994
CROOKSVILLE, OH 43019-2020
4147103

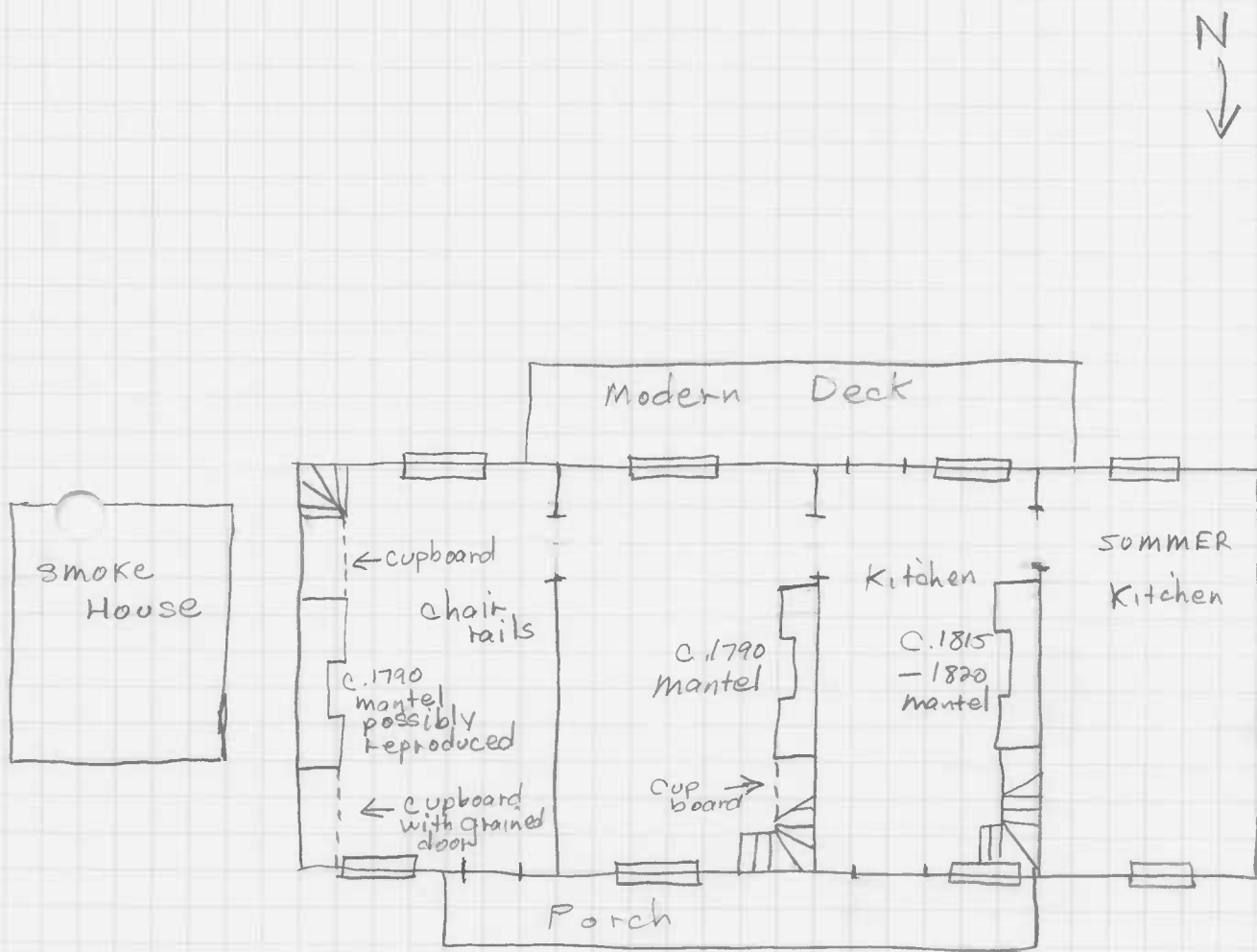
7.1 Description (Continued)

The interior plan of the dwelling is basically a linear progression of rooms linked by doors roughly arranged enfilade near the south side of the house. The circa 1790 section as built had a two-room plan with gable end chimneys and enclosed winding corner staircases in each room. The east room also contained the main entrance. In this room, the fireplace is flanked by a cupboard on the left side which has original graining on the inner surfaces. The mantelpieces in both rooms have a simple molding enframing of the fireplace opening with a flat ogee curved frieze panel rising to a molded shelf with dentil trim. The east room mantel has a reproduced ogee frieze panel. The fireplace openings have been reduced in size in rehabilitations of the house over the period about 1976 to the late 1980's. The molded chair rail in the east room is original, but has been reproduced in the west room. The floors and baseboards are original. The cupboard doors in the east room have raised panels, while those in the west room have beaded vertical flush boards. Much of the original hardware, including latches and HL hinges, is still in place.

The circa 1807-1816 addition adjoining the 1790's house on the west consists of a single room which is now the kitchen. The molded mantelpiece is typical of the period with raised moldings in the side pilasters and the pilaster caps. A third winding staircase is in the northwest corner. The 1-1/2 story summer kitchen addition on the west end of the house has been considerably altered during the mid-20th century.

The second story plan is unusual in that there were no access doors between the two sections of the house or from the 1-1/2 story wing to the main section until renovations made after 1976. In the 1790's section at the east end are two small chambers with exposed beamed ceilings in which apparently original painted finishes are in good condition. The main room has a light blue wash finish and the small room at the southeast corner has a light pinkish white shade with black graining to resemble smoked markings.

Barn and granaries: The bank barn on the north side of Lime Plant Road has a stone foundation with a frame upper structure and a forebay on the east elevation. The foundation appears to be of the period about 1800-1815, while the exterior vertical siding with arched louvred vents is typical of the second half of the 19th century. The stall level wall is all fieldstone with alternating vertical board dutch doors to the feed aisles and window openings with 3/3 sash, probably dating from the early 20th century. A pair of double swing doors is located in the center of the stone wall. Adjoining the barn on the north gable end is a mid-20th century concrete block loafing shed. The west side of the barn has two sets of vertical board swing doors. The roof is corrugated metal. Two corrugated metal cylindrical grain bins are located near the barn. These date from about the 1920's and have perforated walls and standing seam conical roofs with vents in the peaks.



F-5-85

Higgins - Bennett House
Frederick County

Janet Davis
Apr. 7, 1994

Not to Scale

12421 Lime Plant Rd.

Liber/Folio	Grantee	Grantor	Lot Size, Description, Original Tracts, Miscellaneous	Cost
987/649 14 May 76	Robert A. & Margaret A. Ellis	D. Rudelle War- field, pers. rep. of estate of Annie M. Warfield	41.42 A.	
414/144 9 Sept 38	Raymond C. & Annie M. Warfield	J. Stephenson Happens, surviving exec. of LWT of Margaret M. Happens	49 3/4 A.	\$1750
281/91 24 June 07	Margaret M. Happens	Mary M. Hap- pens et al, Heirs of Howard H. Happens, dec.	49 3/4 A. & 80 A.	\$2,334
WIP 11/383 26 June 1890	Howard H. Happens	Benjamin S. Reich, trustee in Equity 5688	80 A. - WIP 6/36, 8 Mar 1888 \$1500 Eileen Spigley, exec. of Perry Bennett to James P. Bennett	\$4,100
AF 7/511 31 May 1883	James P. Bennett	Perry Bennett	49 3/4 A. 37 1/2 A. } 49 3/4 A. 12 1/4 A. }	
ES 8/120 3 Dec 1855	Perry Bennett	William M. Merick, trustee in Equity 2383		
WBT 8/544 11 Dec 1848	Perry Bennett Joseph Hays Jefferson Co., Va.	Perry Bennett et al Eleanor, of Carroll Co.		\$3500
WBT 8/544 HS 5/387 16 Jul 1837	Perry Bennett et al	James Higgins et al	part of 343 acres conveyed by John James to James L. Higgins 15 May 1807 WR 31/459 1) 37 1/2 A. 2) 12 1/4 A. Evan Dorsey to James L. Higgins 24 Aug 1829	
2) JS 32/403 9 Sept 1829 24 Aug 1829	James L. Higgins	Evan Dorsey & Juliana Dorsey	part of "Resurvey on Drummond" bounded on E. by lands owned by Christian Harding & James D. Higgins on N. by Evan D. Hammond W. by Lepton L. Dorsey	\$2,000
2) Mar 1829	Evan Dorsey	Mm. Hobbs		

F-5-85

12421 Lime Plant Rd. (cont)

Lot Size, Description,
Original Tracts,
Miscellaneous

Liber/Folio

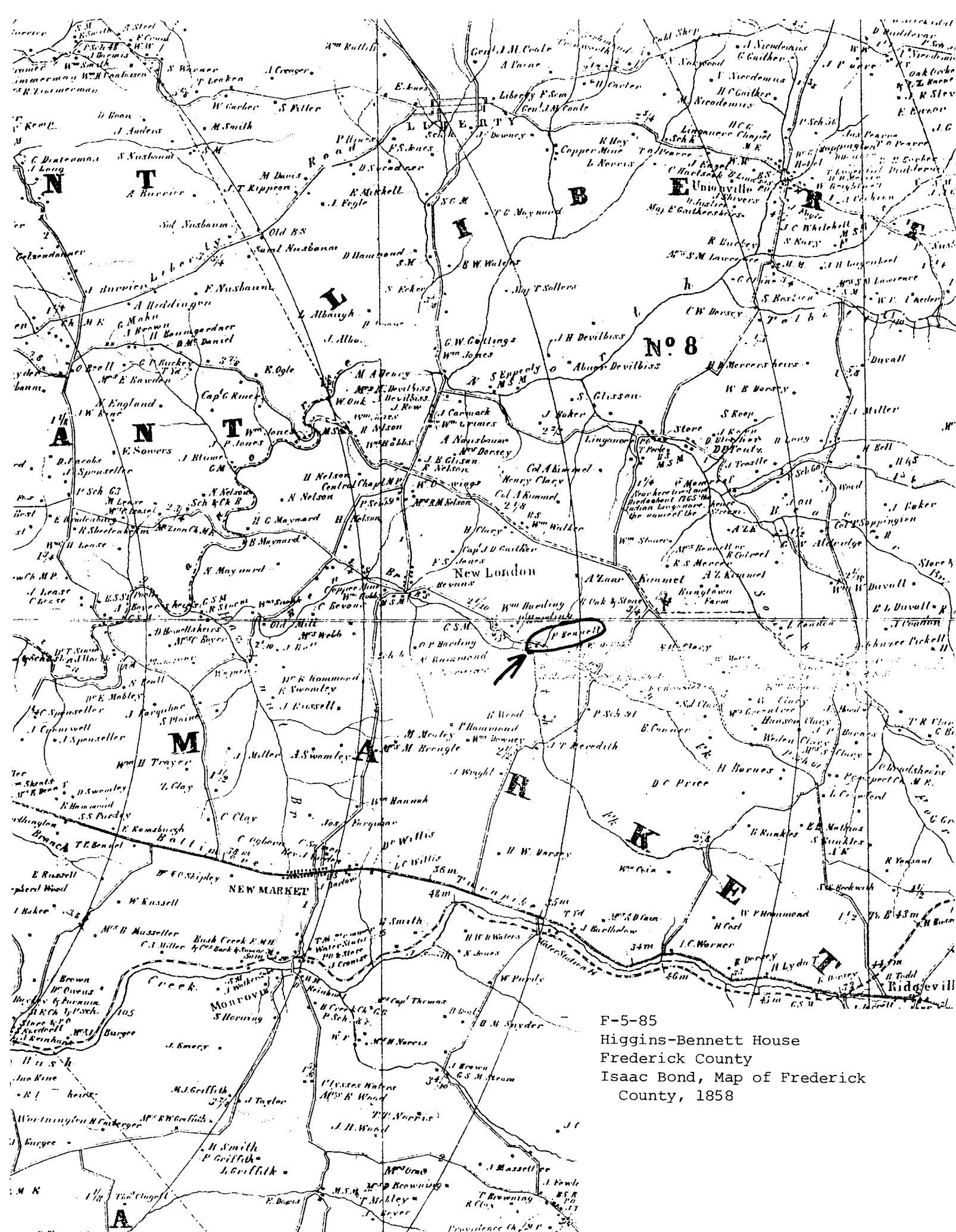
Grantee

Grantor

Cost

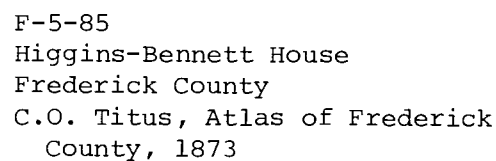
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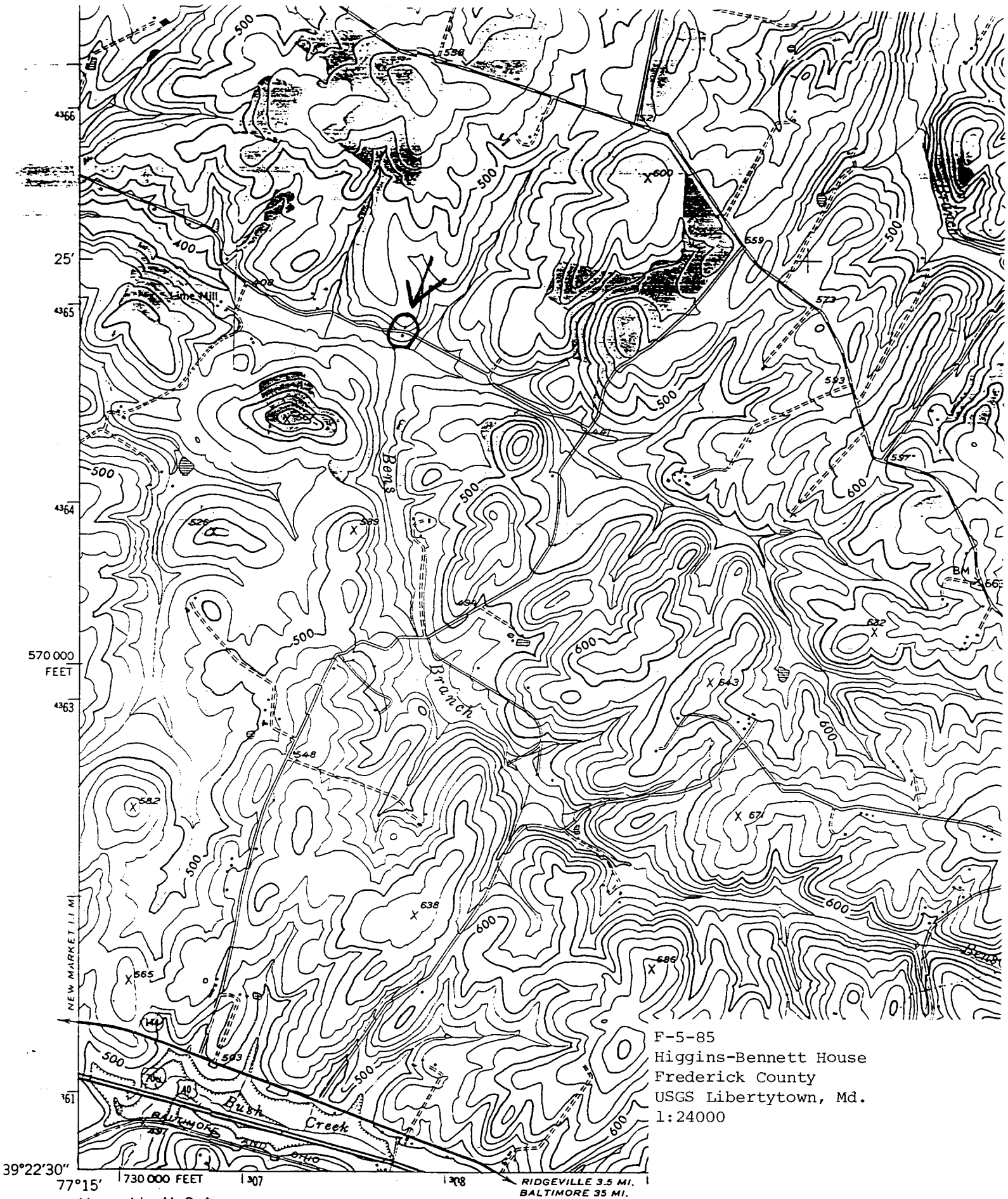
F-5-85



F-5-85
Higgins-Bennett House
Frederick County
Isaac Bond, Map of Frederick
County, 1858

Scale 7 1/2 inches to the mile





F-5-85
Higgins-Bennett House
Frederick County
USGS Libertytown, Md.
1:24000

Mapped by U. S. Forest Service
Edited and published by the Geological Survey

★
MN

(RBANA)
2 IV SE



F-5-85

Higgins-Bennett House

Frederick County

Photo: Jonet Davis

April 1994

Neg. loc.: Md. SHPO, Crownsville, Md

North elevation

1/7



F-5-85

Higgins-Bennett House

Frederick County

Photo: Janet Davis

April 1994

Neg. loc.: Md. SHPO, Crownsville, Md.

South elevation

2/7



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Higgins - Bennett House

Frederick County

Photo: Janet Davis

April 1994

Neg. loc.: Md. SHPO, Crownsville, Md

West parlor mantel

3/7



F.5-85

Higgins-Bennett House

Frederick County

Photo: Janet Davis

April 1944

Neg. loc.: Md. SHPO, Crownsville, Md.

Smoke graining on ceiling, second floor
Southeast room

4/7



F. 5 - 85

Higgins - Bennett House

Frederick County

Photo: Janet Davis

April 1944

Neg. loc.: Md. SHPO, Crownsville, Md.

Smokehouse, south elevation

5/7



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Higgins-Bennett House

Frederick County

Photo: Janet Davis

April 1994

Neg. loc.: Md. SHPO, Crownsville, Md

Barn and granaries, view from northwest

6/7



F-5-85

Higgins-Bennett House

Frederick County

Photo: Janet Davis

April 1994

Neg. loc.: Md. SHPO, Crownsville, Md.

Born, east elevation

7/7